

PACE AREA Plan

June 2007
Final Draft



Prepared by the Santa Rosa County
Community Planning, Zoning and Development Division
based on input from the Pace Community

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Introduction

The Pace Area has historically been one of the fastest growing areas of the County and could double in population in the next 20 years. The area encompasses the unique communities of Pace, Floridatown, Pea Ridge, Wallace, and Mulat which are connected by manmade and natural systems to form what is referred to in this plan as the Pace Area. Concerns about the impact of development led the County to initiate this planning effort, building upon work begun by the Pace Area Chamber of Commerce.

Although the area has seen tremendous growth, it has maintained what residents describe as a “small town feel.” Each community in Santa Rosa County is different and a community-based plan that looks at ways to guide future growth is one way to ensure that the character of the community is not lost as new development occurs.

This Plan has been developed with a great deal of public input and implementation of the Plan will require on-going public input. Approval of the Plan by the Board of County Commissioners does not of itself change anything. It does, however, provide a framework for action with the goal of ensuring that the Pace Area remains a place that its residents are proud to call home.

Vision Statement

The following vision statement was gleaned from public input received during the course of the planning process. It provides a snapshot of what the community will look like in future.

Pace Area Vision

Pace is a community that spans the residential and the rural landscapes. Its families enjoy the benefits of the modern world and yet also enjoy the feel of the traditional Gulf Coast and its natural beauty. Encompassing the communities of Pace, Floridatown, Pea Ridge, Wallace, and Mulat, the area embraces new development that complements the area’s small town feel.

The vision for the Pace Area is to preserve this heritage while keeping the economic lifeblood flowing. We envision a beautiful and safe community characterized by planned development, excellent schools, and community facilities. Our roadways will be adequate to meet the needs of residents and visitors, natural waterways and trees will add to the beauty of the area, and employment opportunities will abound.

Pace Area residents will continue to enjoy a quality of life that encourages families to remain for generations.

Goals

The following sections identify specific Goals of the Pace Area Plan, grouped according to the three focus areas:

- Land Use
- Recreation and Public Facilities
- Transportation

The goals were derived from input received from the community, and reflect the current desires of the plan participants.

Specific “Tasks,” or action items, have been assigned to each goal with the intent of laying the framework for action toward goal completion.

Focus Area: Land Use

We recognize that land use and land use planning involves balancing a number of factors, including: rights vs. responsibilities, control vs. freedom, entrepreneurial gain vs. the greater public good, long term vs. short term considerations. The following four goals represent a step toward achieving balance.

Goal 1: Ensure that new development occurring in the Pace Area contributes to and enhances the small town feel of the area.

Task 1: Promote compact, clustered commercial development by clarifying Highway Commercial District (HCD) locational requirements to include more specific guidance for the location of HCD zoning. For example, HCD zoning should be encouraged within ½ mile of the intersection of arterial and major collector roadways.

Task 2: The County will amend the Future Land Use Map to identify appropriate areas for higher density residential development and additional commercial and/or industrial land necessary to accommodate the projected population and to achieve a mix of land uses typical of a growing suburban area. The proposed project outline is as follows:

1. Establish a project workgroup to include county staff, residents, and development professionals.
2. Develop clear locational criteria for each Future Land Use Map category.
3. Present the locational criteria to the Local Planning Board and Board of County Commissioners for approval.
4. Prepare a draft Future Land Use Map for the Pace Area that distributes land uses based upon locational criteria.
5. Obtain public input on the draft Future Land Use Map through public meetings and the internet.
6. Revise the draft Future Land Use Map based upon input received.
7. Present the proposed Future Land Use Map to the Local Planning Board and the Board of County Commissioners for adoption.

Task 3: Working with residents and property owners, prepare a sub-area plan for Floridatown.

Task 4: Discourage the location of land uses such as C&D landfills within the developed portion of the Pace Area.

Goal 2: Develop the Pace Town Center on the current site of Spencer Field.

Task 1: Continue to work with the Navy toward relocating Spencer Field helicopter training activities as recommended in the Joint Land Use Study.

Task 2: Require that redevelopment of Spencer Field include a mix of land uses, including public open space, recreation, commercial, and residential uses designed to create a Town Center for the community.

Goal 3: Achieve the location of a U.S. Post Office within the Pace Area.

Task 1: Working with the Pace Area Chamber of Commerce, identify the steps necessary to bring a U.S. Post Office to Pace and assign the task to a specific community group.

Task 2: Encourage the new Post Office to be co-located with other community facilities, such as near the Pace Library or as part of the proposed Town Center.

Goal 4: Protect and enhance the natural resources of the Pace Area.

Task 1: Improve adherence to existing development regulations for tree protection, buffers and landscaping.

Focus Area: Recreation and Public Facilities

The recent dialogs of Pace Area residents show that there is a sense of community and yet a yearning for a central identity. Residents still feel the community effort and spirit that built the Benny Russell Park. The following Goals and Tasks are just a first step, predicated on the drive to create a Center, enliven the Pace Area with a number of new neighborhood parks, leverage the use of the natural environment for recreation, and do all of this in a way that preserves our heritage.

Goal 1: Construct a Multi-Purpose Community Building / Gymnasium facility near the Pace Library.

Task 1: Develop a conceptual plan for a Multi-Purpose Community Building / Gymnasium facility that includes a variety of uses including performing arts, recreation, and storm shelter.

Task 2: Identify funding sources for construction of a Multi-Purpose Community Building / Gymnasium facility.

Goal 2: Amend the Land Development Code to require the inclusion of parks within new subdivisions.

Task 1: Create a workgroup to assist staff in drafting requirements for park areas within new subdivisions. The workgroup should include residents, engineers, and subdivision developers.

Goal 3: Provide outdoor entertainment opportunities for the community

Task 1: Work with the Pace Area Chamber of Commerce to encourage the use of existing public parks for outdoor entertainment events such as concerts and festivals.

Focus Area: Transportation

Transportation issues in the Pace area include "patchwork quilt" effects we inherit from the past, such as the problem of north-south and east-west corridors. We recognize that transportation and transportation planning for the Pace area involves balancing short-term possibilities for improvements with longer-term considerations.

Goal 1: Create a transportation plan that includes short term, low cost improvements as well as long term, higher cost improvements.

Task 1: Update the County's transportation plan to include the following short term, low cost improvements:

- Improve traffic signal synchronization;
- Connect existing roadways to relieve traffic on major arterials;
- Intersection improvements along US 90 at Woodbine, Chumuckla Highway, and East and West Spencer Field Roads.

Task 2: Adopt a Corridor Preservation Ordinance to protect identified future roadway corridors from development.

Task 3: Explore the feasibility of public transportation options.

Task 4: Construct Woodbine Road and the 5-Points intersection improvements as identified in the recently approved PD&E Study.

Task 5: Construct a north-south corridor in the vicinity of Bell Lane.

Task 6: Improve east-west transportation routes for commuter traffic.

Task 7: Support the interconnection of development to improve mobility options and to protect the capacity of major roadways.

Goal 2: Provide non-motorized mobility options to improve community linkages and promote physical health.

Task 1: Develop a bicycle and pedestrian plan for the Pace Area.

Task 2: Identify funding options for construction of sidewalks and trails.

Public Participation Process

The Pace Area Plan is based upon information received from the community during the planning process. The project began with a kick-off meeting at Pace High School on October 30, 2006. More than 100 people attended the kick-off meeting and participated in three activities: a Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis, a Map Exercise, and Small Group Discussions.

A second public meeting was held on December 4, 2006 at Pace High School with approximately 50 people in attendance. A PowerPoint presentation was shown that included key issues and summarized the inputs received at the first meeting. A copy of all public input received to date was provided to each attendee.

Participants at the second meeting were asked to complete a short survey. The two questions asked were: “Do you think there is a need for stronger development regulations?” and “If yes, what would you like to see changed?” The purpose of the survey was to clarify information received as part of the SWOT Analysis at the first public meeting.

All of the input received at the first two public meetings is included as an appendix to this Plan.

Following the first two public meetings, volunteers were invited to participate on a Workgroup tasked with drafting the Pace Area Plan. The workgroup met seven times during January, February and March 2007. County staff provided background data on land use, zoning, transportation planning, and recreation. Participants reviewed the input received at the public meetings, identified and discussed key issues, drafted the Plans goals and tasks, and reviewed and edited the final draft.

The draft Plan was presented at a public meeting on April 30, 2007. As the Plan recommendations were presented, attendees were asked to fill out a survey indicating their support, or lack of support, for each recommendation. Thirty seven surveys were completed and the results are included in the Appendix. The survey verified community support for all but one of the recommendations. That recommendation, which was related to garbage collection franchise areas, was removed from the Plan. A final public meeting was held on June 4, 2007 to present the survey results and the Final Draft Plan.

Note: The Final Draft will be presented to the Local Planning Board on June 14th and to the Board of County Commissioners on June 28th.

Appendices

Maps

2005 Aerial Map

Existing Land Use Map

Zoning Map

Future Land Use Map

Recreation Facilities

Public Input

October 30, 2006 Kick-Off Meeting

SWOT Analysis

Map Exercise

Small Group Discussions

Participant Survey

December 4, 2006

Land Development Regulation Opinion Survey

E-mail Input

April 30, 2007 Draft Plan Survey Results

Workgroup Meeting Summaries

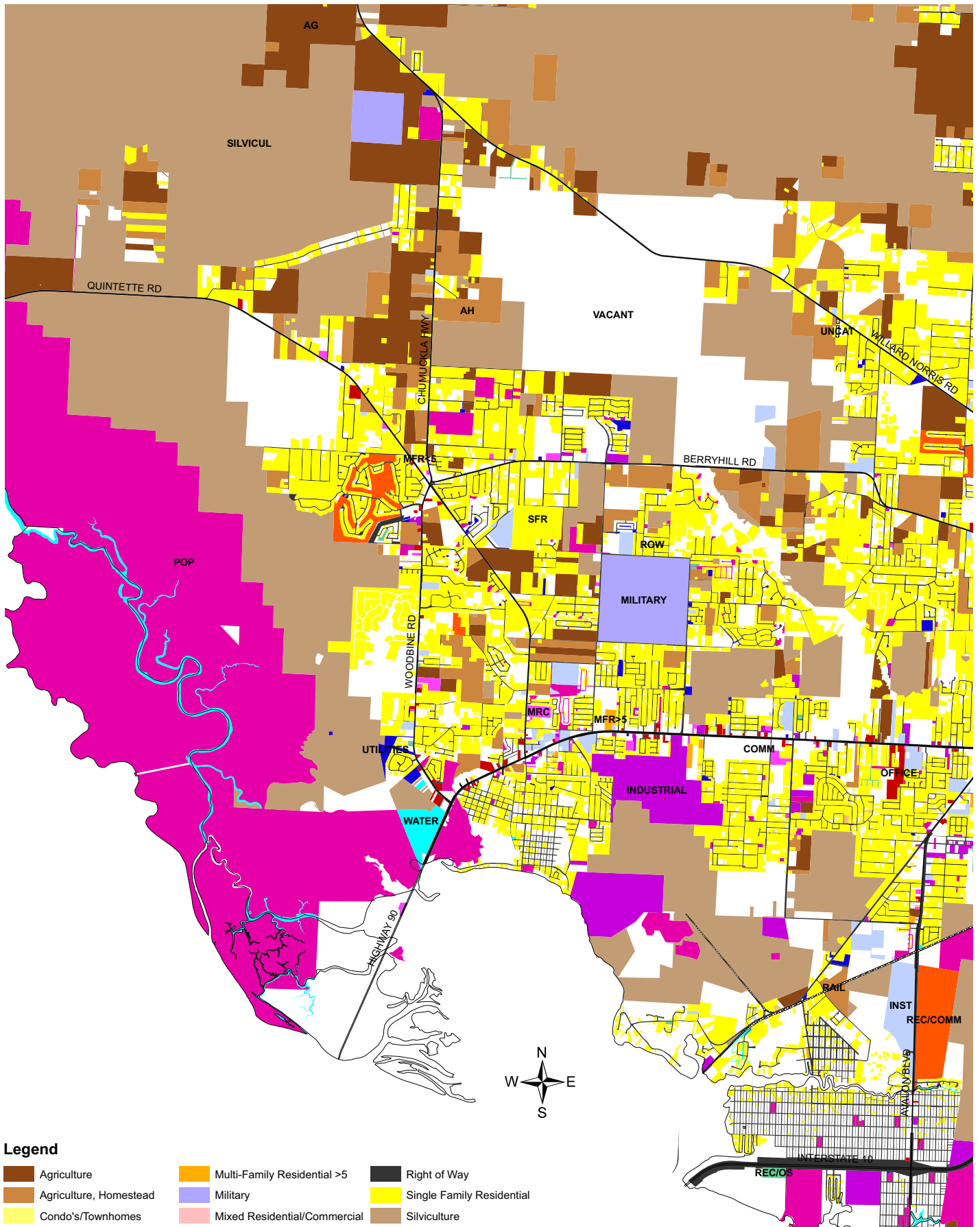
Pace Area



Aerial Photography Flown Jan/Feb 2005

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Pace Area Existing Land Use Map

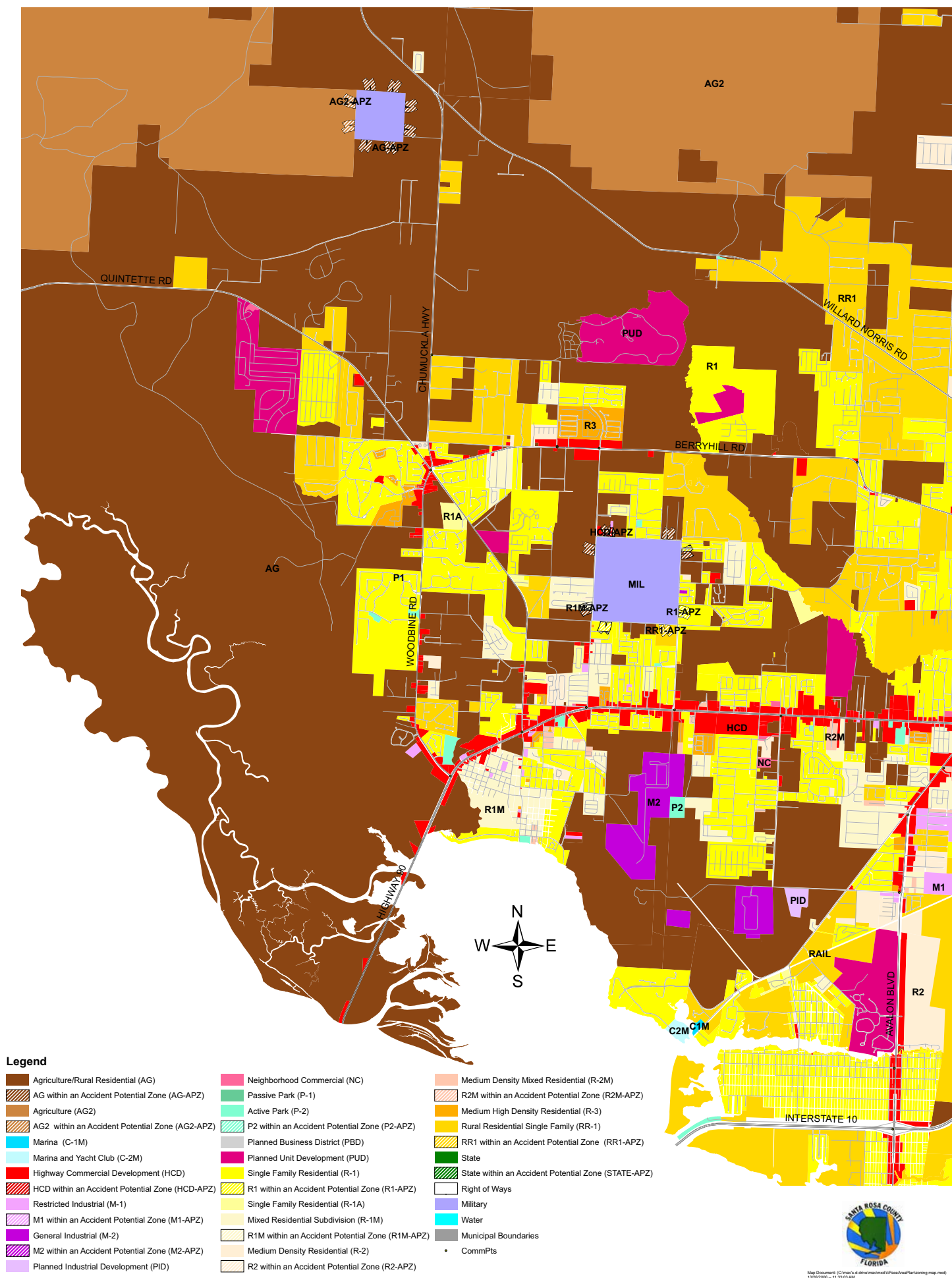


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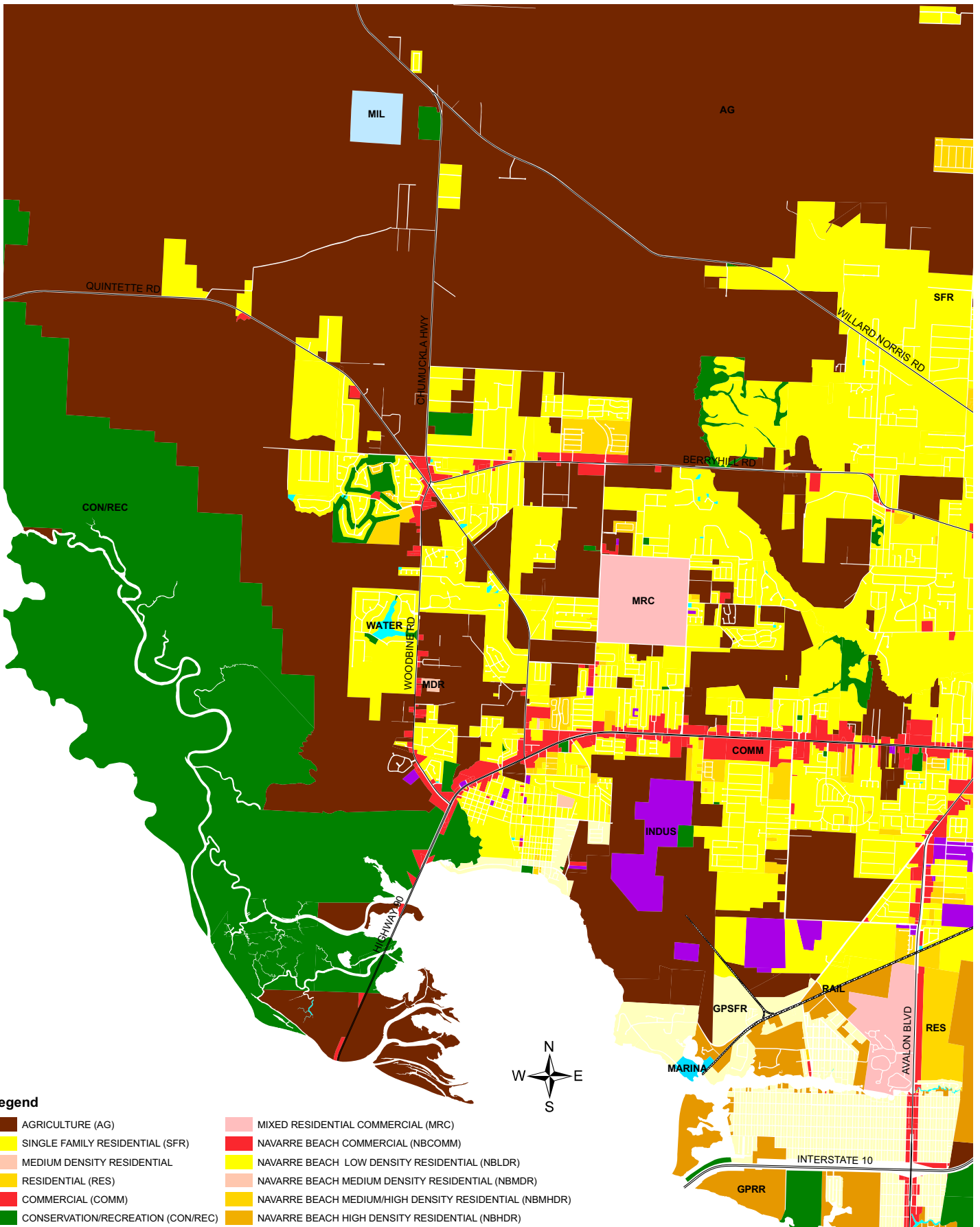
Agriculture	Multi-Family Residential >5	Right of Way
Agriculture, Homestead	Military	Single Family Residential
Condo's/Townhomes	Mixed Residential/Commercial	Silviculture
City	Office	Uncategorized
Commercial	Public Owned Property	Utilities
Industrial	Rail	Vacant
Institutional	Recreation/Commercial	Water
Multi-Family Residential <5	Recreation/Open Space	



Pace Area Zoning Map



Pace Area Future Land Use Map



Legend

- | | |
|--------------------------------------|--|
| AGRICULTURE (AG) | MIXED RESIDENTIAL COMMERCIAL (MRC) |
| SINGLE FAMILY RESIDENTIAL (SFR) | NAVARRE BEACH COMMERCIAL (NBComm) |
| MEDIUM DENSITY RESIDENTIAL | NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR) |
| RESIDENTIAL (RES) | NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR) |
| COMMERCIAL (COMM) | NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR) |
| CONSERVATION/RECREATION (CON/REC) | NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR) |
| GP SINGLE FAMILY RESIDENTIAL (GPSFR) | NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC) |
| GP RURAL RESIDENTIAL (GPRR) | NAVARRE BEACH UTILITIES (NBU) |
| BAGDAD HISTORIC DISTRICT (HIS) | CITY |
| INDUSTRIAL (INDUS) | RAIL |
| MARINA (MARINA) | WATER |
| MILITARY (MIL) | |





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Pace Area with Parks/Recreation Points



Legend

-  Pace Study Area
-  Parks



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Pace Area Strengths

Note: Comments are grouped by topic area and have been typed in as they were written on the forms by the participants. Numbers in parenthesis indicate the number of people who made the same general comment.

Schools

- School system (63)
- Strong citizens' presence in the public schools (1)
- Good family values (1)
- Family friendly schools (1)
- Local University (1)
- Location of UWF (2)
- Top quality schools (1)
- Folks who relocate demanding more of our schools (quality) (1)

Military

- Military Presence (3)
- Location of Whiting Field (1)
- Proximity to Whiting Field (1)
- Civil/military support structure (1)

Crime

- Low crime rate (5)
- Safe (1)

Taxes

- Low tax rate (5)
- Low tax base (2)

Cost of living (1)

Housing

- Housing 6
- Good housing options (8)
- Affordable housing (1)
- Single family housing (1)
- Housing availability (1)
- We have good housing; need low income housing (1)
- Reasonable housing prices (1)

Community Leadership

- Community leadership (5)
- Community leadership – **Commissioner Stewart (1)
- More progressive commissioners – but still some exceptions ☺ (1)
- County commission that has vision (1)
- Community leadership taking steps now to get community involved (good) (1)
- Community leadership and volunteers (1)
- Good local representation (1)

Community Activities

- Community activities (3)
- Community Groups (1)
- Sports (1)
- Sports, community support (1)

Community

- Interested, motivated community (1)
- Bedroom Community (1)
- “Small-town” atmosphere (4)
- Family friendly mindset (1)
- County setting (1)
- Small community values (1)
- Emerging community (1)
- Good location (3)
- People that live here seem to love it (note: we are moving here within a few months from Escambia County. My husband’s job has moved him to Milton) (1)
- People in our Community (6)
- Safe neighborhoods (1)
- Community spirit (1)
- Opportunity (1)
- Still country (1)
- Sense of community (1)
- Quiet (1)
- Family atmosphere within community (1)
- Enthusiastic residents (1)
- Continued influx of outsiders, bringing new ideas with them (1)
- Community pride (1)
- Forward thinking (1)

Natural Resources

- Natural resources (12)
- Waterways (2)
- Trees (4)
- Air (1)
- Water (2)
- Wooded areas (1)

Beautiful setting (1)

Law Enforcement (1)

Recreation

- Recreational opportunities (1)
- Recreational fields (1)
- Parks and recreation (9)
- Parks are well maintained (1)
- Golf courses (1)
- Great sports facilities (1)
- Blackwater State Forest (1)
- Parks and open areas interspersed through the community as it grows (1)
- Ball parks (baseball, soccer) (1)

Pace Area Chamber of Commerce (1)

Development

- Development; we are growing; that could be good but most look at it as a bad thing (1)
- Lots of development (1)
- Commercial development (1)
- Plenty of land for development (1)
- Room for controlled growth (1)
- Adequate commercial development (1)
- All of our strengths will be lost if growth is not curtailed (1)
- Commercial development following/driving population growth (1)
- Room to grow (1)
- Land development (1)
- Open land (1)

Churches (2)

Weather/Climate (4)

Diverse businesses (1)

- We need a center of the business district not just big business but small business (1)

Shopping

- Shopping (1)
- Lots of chain stores (1)
- Good commercial shopping (1)
- Businesses – commercial (1)

Restaurants (1)

Library (3)

Roads

- Roads (3)
- We need roads to support the people (1)
- Working to make better (1)
- Roads before anything (1)
- Good road system – a few intersection improvements are needed (1)
- Relative low traffic to Destin, PCB, Escambia (1)

Quality of life (1)

Employment

- Employment opportunities (2)
- Keep the young people here; give them job opportunities (1)

Close to Pensacola (1)

Transportation

- Water rail interstate (1)

Pace Water System (1)

- forwarding thinking (1)

Good availability of public info on website (1)

Helpful staff (1)

County managers and commissioners – for sponsoring this workshop (1)

Pace Area Weaknesses

Note: Comments are grouped by topic area and have been typed in as they were written on the forms by the participants. Numbers in parenthesis indicate the number of people who made the same general comment.

Employment

- No high paying jobs (4)
- Lack of professional employment opportunities (7)
- Not many local jobs (3)
- Job are elsewhere (1)
- Employment opportunities only in service jobs (1)
- Employment opportunities (6)
- No employers (1)
- Low income potential (1)

Housing

- Lack of low income housing (2)
- Affordable housing (2)
- Lack of apartments/duplexes (1)
- No housing for starter homes (1)
- Adequate and quality low-end housing (2)
- Housing options (3)

Parks

- Parks (6)
- Open parks for pets (1)
- Few general purpose recreation areas – all purpose parks (1)
- Pace area needs more park area for growing population (1)
- Lack of major parks/green areas (2)
- Too many already and the power is left on all night and all day. A waste of tax dollars (1)
- Need more and more facilities (1)
- Little “public” space for parks, trails, etc., unless well north of Berryhill (1)
- Lack of open use recreation areas (1)
- Preserve natural resources (1)

Roads

- Roads (30)
- Lack of speed control on rural roads (1)
- Unkept median – they need to be developed, ex., palm trees, flowers, scrubs, etc (1)

- Roads are crowded (2)
- Better route to Fort Walton (1)
- Narrow roads – no shoulders, bike paths, pedestrian safety (1)
- Non-synchronized lights (1)
- Road maintenance and development (1)
- Better secondary roads (1)
- Current road infrastructure corridors (1)

Traffic

- Traffic (34)
- Traffic due to I-10 (1)
- Hurricane evacuation route (1)
- Too congested; not adequate for the present infrastructure (1)
- Heavy traffic (1)
- Need north/south corridors (3)
- Traffic congestion/needs to flow better (1)
- Traffic lights (1)
- Traffic backs up from primary school to Chumuckla Highway – I live on Pace Road (1)
- Traffic on Pace Road and around S.S. Dixon Primary School (1)
- Terrible traffic on Highway 90 (1)
- No north/south corridor to I-10 on the west side of Pace along the Bay (1)
- Turn lane off Berryhill onto Chumuckla (1)
- Traffic is horrible (1)
- Need more traffic lights on W90 to facilitate left turns (1)
- Unkept medians (1)

Highway 90

- Lack of pride in appearance (especially on Highway 90). It looks uninviting (2)
- Appearance of Highway 90 (2)
- Lack of access to Highway 90 (1)
- Lack of roads between Berryhill Road and Highway 90 (1)
- Congestion (1)

Gyms/facilities

- Gymnasium (8)
- Need a performance auditorium (music, theater, speakers, etc) (2)
- Lack of performing arts facilities (region deficit) (1)
- YMCA Facility (1)
- Swimming Pool (1)

Storm shelter

- Storm Shelter (7)
- Need at least one (maybe more) storm shelter for public as well as for special need persons (2)

Post office

- No local post office (42)
- No full service post office (1)
- Stand alone/larger post office (1)
- USPS states Pace as a Milton address – very confusing for a newcomer (1)

Hurricane shelters

- Hurricane shelters (10)
- Presently not enough or up to standard (1)
- Hurricane shelters with pets (1)

Improvements of our present businesses (along Highway 90). Some look like storm areas and the public seeing this (1)

Lack of sidewalks (14)

Lack of bike paths (4)

Storm water problems

- Storm water (9)
- Storm water floods my home; runs through my garage (1)
- Storm water drainage problems (2)
- Storm water problems – flooding – on West Spencerfield Road – North of Benney Russell Park (1)

Community leadership

- Community leadership (12)
- No community leader (1)
- Lack of community involvement (1)
- Lack of community cohesiveness (1)
- We need more and stronger community leadership (1)
- Community leadership can't say no (1)
- Organized leadership (1)
- Better communication (1)
- Lack of central, elected governance (1)

Insurance issues (1)

Taxes

- Property taxes/spending (1)
- Tax dollars for infrastructure (1)
- Need better management of tax dollars (1)

Hospital (1)

Downtown (1)

Sewer (1)

Development

- Lack of consistency in quality developments (1)
- Development inhibits wildlife (1)
- Need stronger development regulations (1)
- BOCC approval of all subdivision requests (1)
- Infrastructure first (1)
- Stripping the land (1)
- Lack of standard design for commercial buildings and signs (2)
- Over-development (1)
- Changing zoning on land – lack of notice (1)
- Developing low/flooding areas (1)
- Infrastructure development (1)
- Sprawl – 1, 2, 5 acre home sites (1)

Growth

- Commercial growth off of Highway 90; need commercial growth north (1)
- Growth outrunning planning (1)
- Uncontrolled growth (2)
- Lack of a master plan for growth (2)
- No infrastructure in place for growth (1)
- Allowing building in wetland areas (1)
- Future use of Spencer Field by BOCC (1)

Local/Public Transportation

- Must use a car to get anywhere (1)
- No local transportation (1)
- Transportation network (1)
- No public transportation (1)

Unwillingness to pay for improvements (1)

Entertainment/Activities/Centers

- Entertainment elsewhere (1)
- Lack of entertainment (2)
- Not enough community activities (1)
- Youth activities (1)
- Community Center (6)
- Senior Citizen Center (1)

Communication

- Better communications through local media tv (1)
- No TV station in SRC (1)
- Strong communication (1)

No connectivity mandate by BOCC (1)

Tree Ordinance

- Lack of effective tree ordinance(1)
- Tree ordinance (1)

Fire Department and Police

- Need full-time (1)
- Need local Police Department (2)
- Crime is rising (1)

Local government (1)

Utilities

- Some utilities (1)
- Overhead utilities (1)

Industry

- Industry (1)
- American Cyanamid last major employer – 50 years ago. Get active; get industry back so our youth does not have to go elsewhere (1)

Need another school to lower ratio of students to teachers (1)

Planning (1)

Impact fees

- Lack of adequate impact fees (2)

Zoning

- Zoning changes too easy for developers (1)
- Lack of zoning (1)

Shopping

- Poor food selections in grocery stores (1)
- Lack of quality vendors and services in grocery (1)
- Shopping (1)
- Upscale amenities (1)

Restaurants (2)

Debris (1)

P.A.R.A. Park/Woodbine/197 (county Road? State Road?) (1)

Money

- Lack of monies (2)
- Spending money in Pensacola (1)

No real center of town (1)

Judicial center replacement (1)

The rich make all the decisions (1)

The bridge needs to be completed; we need more room (1)

We cannot preserve our rural nature; owners want to sell land for profit – which is fine, but must it be for more houses? (1)

No administration center (1)

Senior citizens do not want change (1)

Multi-level government controls w/out simple standards (1)

Lack of vision (1)

Need more and more facilities (1)

Status quo (1)

Several areas of Pace with poor appearance and no code enforcement is taking place to clean these areas up (1)

Non-homogonous population – too spread out and segregated (1)

Pace Area Opportunities

Note: Comments are grouped by topic area and have been typed in as they were written on the forms by the participants. Numbers in parenthesis indicate the number of people who made the same general comment.

Spencer Field

- Future use of Spencer Field (20)
- Spencer Field development and other public properties (1)
- A large, undeveloped area perfect for a town center (Spencer Field) (1)
- Spencer Field could be developed into a large park, nature trail, and other natural entertainment (1)
- Upscale shopping center at Spencer Field (1)
- Use Spencer Field for something other than a strip mall (1)
- Could become a county regional park w/amphitheater, walking/running trails (cross country course), picnic and play areas – centered around a museum/display dedicated to history of Spencer Field. Possible location for Pace Days and other festivals – Center Heart of Pace – could eventually locate “city offices” or small quaint commercial (leased) shops – surrounded by (1)
- Use as a park (3)
- Correct lack of parks – use Spencer Field (1)
- Pace has opportunity to be the envy of the state and nation to develop Spencer Field into a multi-use park/recreation area. Not commercial development. Not housing. Not government (1)
- Mall, shopping district of Santa Rosa, Pace (1)
- Do not use Spencer Field for housing (1)
- Housing/multi-use development (1)

Roads

- Widen roads, such as Chumuckla Highway and Pace Road (1)
- With increased businesses on Highway 90 – develop service road entrance and exits to multiple businesses (1)
- Develop alternative roads in lieu of developing Highway 90 (1)
- Halt/slow building and increase road construction (1)

Traffic

- Work to improve traffic conditions at least as hard as you do for building developers (1)
- Traffic planning – example, five points (1)
- Long range traffic mitigation through develop on impact fees (1)

Sidewalks

- Increase the number of sidewalks (7)

- Need more opportunities to walk (1)

Bike Trails

- Reduce traffic through mass transit or bike trails (1)
- A bike/pedestrian trail to Blackwater (bike) trail on Berryhill or Hamilton Bridge (1)
- More opportunities to bike (1)

Library

- Library (14)
- About time for library (1)
- Expansion of library to include a community center (1)
- Library near Benny Russell Park (1)

Development

- Stronger development regulations (16)
- Development (control/led) (1)
- (Wise) development of vacant lands (10)
- Develop downtown area (1)
- Development of green spaces (1)
- Build infrastructure (1)
- Town development (1)
- STOP ZONING CHANGES from agricultural to single, multi-family residential! (1)
- Establish infrastructure now (ahead of the growth) (1)
- Establish standard design for commercial buildings and signs (1)
- Proper balance of commercial development and residential development (1)
- Commercial moving fast (1)
- Set development plan in-place (1)
- Keep vacant lands vacant (1)
- New gymnasium would be great for the community land development (1)
- Business development north of Highway 90 (1)
- Park and recreational development; nature trails, bike paths, mountain bike trails, open park area (1)
- Develop “Florida’s Outback” (1)
- Development of vacant land after roads are built (1)

Commercial growth

- Commercial growth (1)
- Let business move in through tax incentives (1)

Taxes

- Reduce taxes (8)
- No new taxes. Let developments pay for new construction (1)
- Utilizing “windfall” taxes (post Ivan) to pay for some new/replacement items (1)

Allow public to pay for improvements

- Allow public to pay for improvements (9)
- 1 cent sales tax (1)

Industrial

- Industrial park (1)
- More industrial businesses (1)

Impact fees

- Impact fees (1)
- Impact fees should be adjusted upward to carry the true load of infrastructure – this in itself would slow down the growth as the cost of development rises (1)

City

- Need to incorporate as a city (1)
- Creating a “city” within our town (1)

Shopping

- Shopping mall (1)
- Increase in shopping possibilities and dining services (1)
- High quality stores (1)

Entertainment/Dining

- Newer entertainment/dining options (1)
- More eating places (on 90 and off of 90) (1)
- More eating places on and near Woodbine Road (1)
- Increase in dining services (1)

Housing

- Multiple housing on the upswing (1)
- Good housing (1)

Employment

- Tech job opportunities (1)
- Not a big turnover on job opportunities. There are so many people here; our young children small (adults). Adults have no job opportunity. We need to think of our young people (1)
- Need training and schooling for trades – craftsmanship, then jobs to employ them (1)
- Develop “job corp.” type employment, short term - long term (1)
- Increase employment opportunities beyond service industry jobs (1)
- Getting higher wage jobs (1)
- Need high tech employment (1)
- Light industry recruitment (1)
- Medical specialist (1)

Opportunity to build and design a town center as we grow (1)

We need: Pace office that can house some county branches; large community center where we can attract other events (1)

We could create a town for people instead of a town built for cars (1)

Create a more livable community as opposed to sprawl (1)

Room to grow and keep open space (1)

Planned growth (1)

More schools (1)

More nature amenities (1)

Combine sports activities at one complex. Use the \$200,000 to establish a new and permanent football field (1)

Hire police and enforce violations both moving and non-moving to raise money and lower crime (1)

Great sports options (1)

More community activities (2)

Promote as a retirement area (1)

Judicial center/Courthouse (1)

Community center (2)

Parks/recreation areas (1)

YMCA (1)

Improve zoning (1)

Growing baby boomer population (1)

Construction of new hurricane shelter/gymnasium (1)

Do not commercialize Woodbine, Chumuckla, or Berryhill. Buy up land (1)

Require common use areas for development above specified number of units (1)

Setting aside more green spaces and controlling urban sprawl and cutting down trees (1)

Let economics control; economics will govern. Supply and demand. No demand, no new houses? No demand, no commercial? (1)

Planning and Zoning – opportunity to do it right (1)

Reduce sprawl through forward looking urban planning (1)

Increase density/use mixes to reduce sprawl (1)

Continued growth of local newspaper (1)

Increased property values (1)

Improve storm water management (4)

“Proper” landscaping and buffer zones planted between businesses (1)

Conserve and plant trees (1)

Pace Area Threats

Note: Comments are grouped by topic area and have been typed in as they were written on the forms by the participants. Numbers in parenthesis indicate the number of people who made the same general comment.

Traffic

- Traffic congestion (31)
- Traffic congestion is horrible when schools let out (1)
- High speed/heavy traffic through suburban areas (1)
- Too much aggressive traffic (1)
- Florida DOT (4 lanes)
- East Spencer Field Road through to Berryhill; 5 points – run Berryhill North to Chumuckla Highway and use existing 4 way intersection (1)
- 5 points (1)
- Traffic congestion; what is happening at 5 points? (1)
- Construction and traffic woes slow to turn around (1)
- Traffic related to Spencer Field development (1)

Evacuation routes (2)

Roads

- Roads (2)
- Appearance of roads (1)
- Future road congestion (1)
- Spencer Field to be developed into a residential/commercial nightmare (1)
- Development of Spencer Field is a threat to traffic conditions (1)
- Leave Spencer Field alone (1)
- Underdevelopment of road system (1)
- Preparing for more growth with making the roadways large to eliminate the traffic congestion (1)
- Future use of Spencer Field (1)

Growth

- Growth (1)
- Urban sprawl (1)
- Increased sprawl until it looks like Highway 98 (1)
- Overload of local resources, roads, schools, utilities by uncontrolled growth (1)
- Too fast growth (1)
- Growth paying ever smaller portion of “cost of growth” (1)
- Control of growth and its impact on environment (1)
- Continued growth with no road access (1)

- Ability to keep up w/sewer and water needs of residential growth (1)
- Huge tracts of land held by too few hands (1)

Development

- Development of vacant land (3)
- Over-development without a plan (5)
- Rapid, unplanned development (1)
- Over-development (2)
- Increased development could cause increase in crime (1)
- Future use of Spencer Field by BOCC (1)
- BOCC approval of ALL subdivision requests (1)
- Wetland development (2)
- Continuing price increases in development (1)
- Too much residential development without infrastructure in place (1)
- Stronger development regulations (4)
- Loss of natural resources due to development (2)
- Possibility that developers won't pay their share (storm water, roads, schools) (1)
- Wildlife threatened by development (1)
- Too much rapid development (not throughout) – traffic, recreation opportunities not planned for (1)
- All the land is going to be used up and no nature resources left. If we use up everything what will be left for them (1)
- Over-development without infrastructure to support. I would like to see infrastructure be funded by development (1)
- Major costs of upgrading infrastructure (1)
- Lack of regulations (1)
- Developing Spencer Field ALL commercial terrible idea; has to be multi-use (1)
- Poor opportunities for commerce development (1)
- Over-development of AG land which detracts from small town atmosphere (1)
- Over-regulation of property (2)

Insurance

- Insurance increases (6)
- Insurance cost and taxes driving people out (1)
- Homeowners insurance availability (1)
- Homeowners insurance cost skyrocketing (1)
- Insurance in the area – this is becoming a major threat (1)
- Rising regulations on property insurance – rising premiums (1)

Impact fees

- Ensure property agencies are responsible (1)

Housing

- Housing pricing (15)
- Housing market very slow (1)
- Affordable housing almost non-existent (1)
- Keep housing affordable for teachers (1)
- Pricing of housing growing faster than salaries (1)
- Track housing (1)
- Over-development of housing (1)
- Over-heated housing market (1)

Employment

- Allowing minimum wage jobs to flood the area (1)
- Service jobs low paying in majority (1)
- Overpopulation could lead to employment issues (1)
- Most of jobs are retail type- which are not family friendly (1)
- No higher paying jobs (2)
- Lack of jobs (6)
- Lack of high tech employment (1)
- Lack of good working opportunities (2)
- No reasons for school graduates to stay in this area; low wages (1)

Public pay for improvements

- Unwillingness of public to pay for improvements (i.e., sales tax referendum) (1)
- Allow public to pay for desired improvement/facilities (1)
- Not for public to pay for desired improvements/facilities. County officials need better management of monies available to them (1)
- Lack of public financial support (1)

Taxes

- Taxes (2)
- Rising property taxes (2)
- Reduction of taxes (2)
- Citizens who are against taxes but yet want services (1)
- “no new taxes” attitude (1)
- Taxes increasing rapidly (1)
- Over taxation (1)

Schools

- Schools (2)

- Overcrowded schools (3)
- Too much growth and not enough facilities in 5 years (1)
- School system degrading as Florida public education continues it's decline (1)

Trees

- Trees coming before people and business (1)
- Removing too many trees in new construction areas (1)
- Lack of effective tree ordinance (1)

Crime

- Crime (1)
- # of convicted sex offenders (1)

Trash

- Litter (1)
- Debris, junk cars (1)

Zoning

- Zoning (1)
- Too much rezoning for housing (1)
- Zoning process takes too long (1)
- Zoning decisions (1)

Most industry cut back or left Pace (1)

Weather/hurricanes (2)

When an issue is discussed or noted on it is often changed to accommodate a few rather than the majority (1)

Overcrowding – roads, schools, stores, etc. (1)

County Commissioners too friendly & supportive of developers (1)

Over-regulation of the business community by a select few in county government (1)

Health perception & safety (1)

Planning for commercial areas & residential areas (1)

Negative people (1)

Base closing (Whiting Field) (2)

Slow down to catch what we have to do in the community (1)

Community leadership (1)

Lack of government funding to keep up with growth (1)

No vision for good “quality of life improvements” (1)

Too much neon, too much concrete. We are turning into a strip mall (1)

Spending money in Pensacola (1)

Dumps (1)

“Good ol’ boy” politics (1)

Government will interfere too much; private enterprise (1)

Protect private property rights (1)

Hurricane shelters (1)

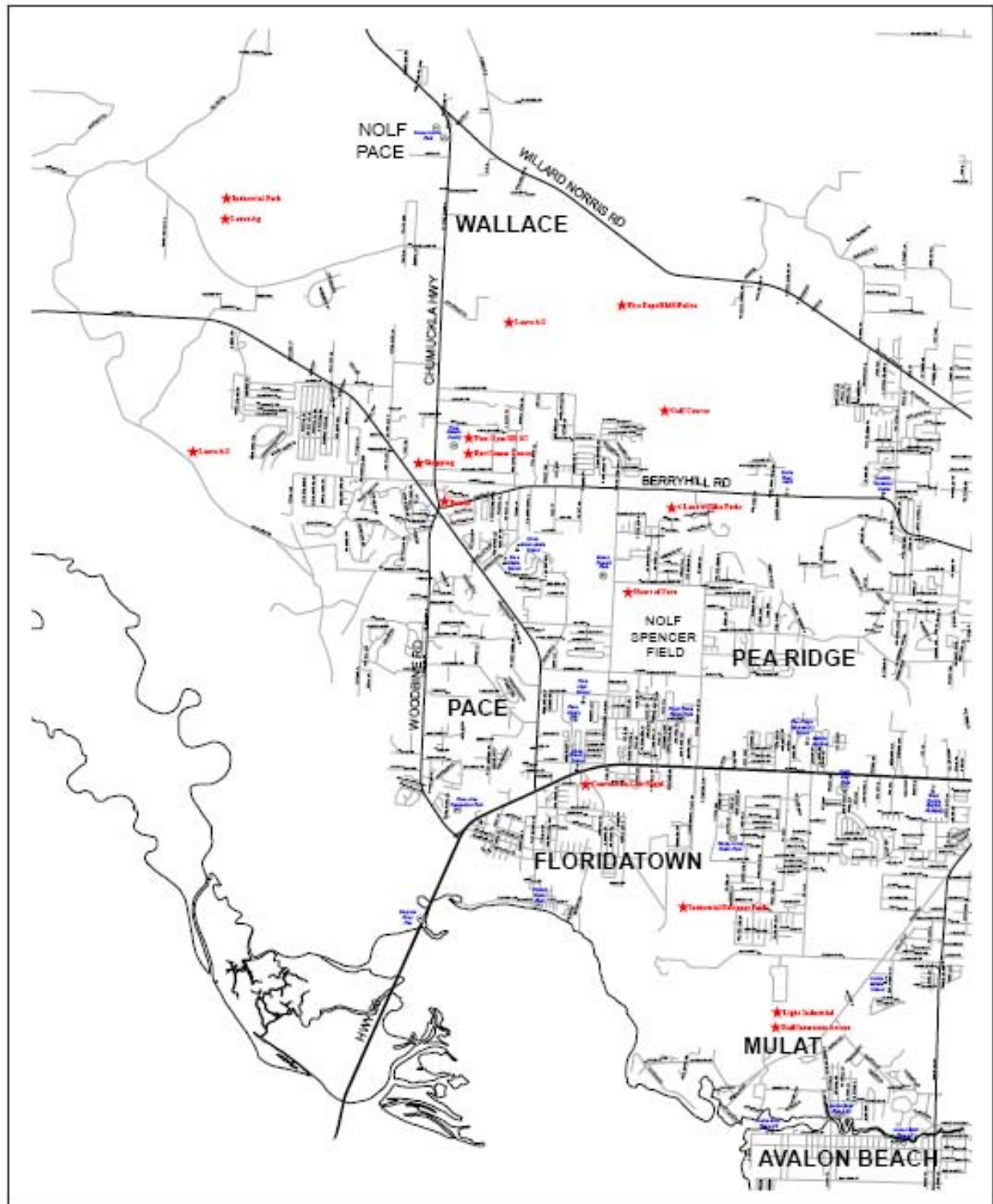
Improper planning/lack of vision (1)

“Bedroom community” mentality (1)

“Not in my backyard” or “I moved here first, so no one else has property rights” thinking (1)

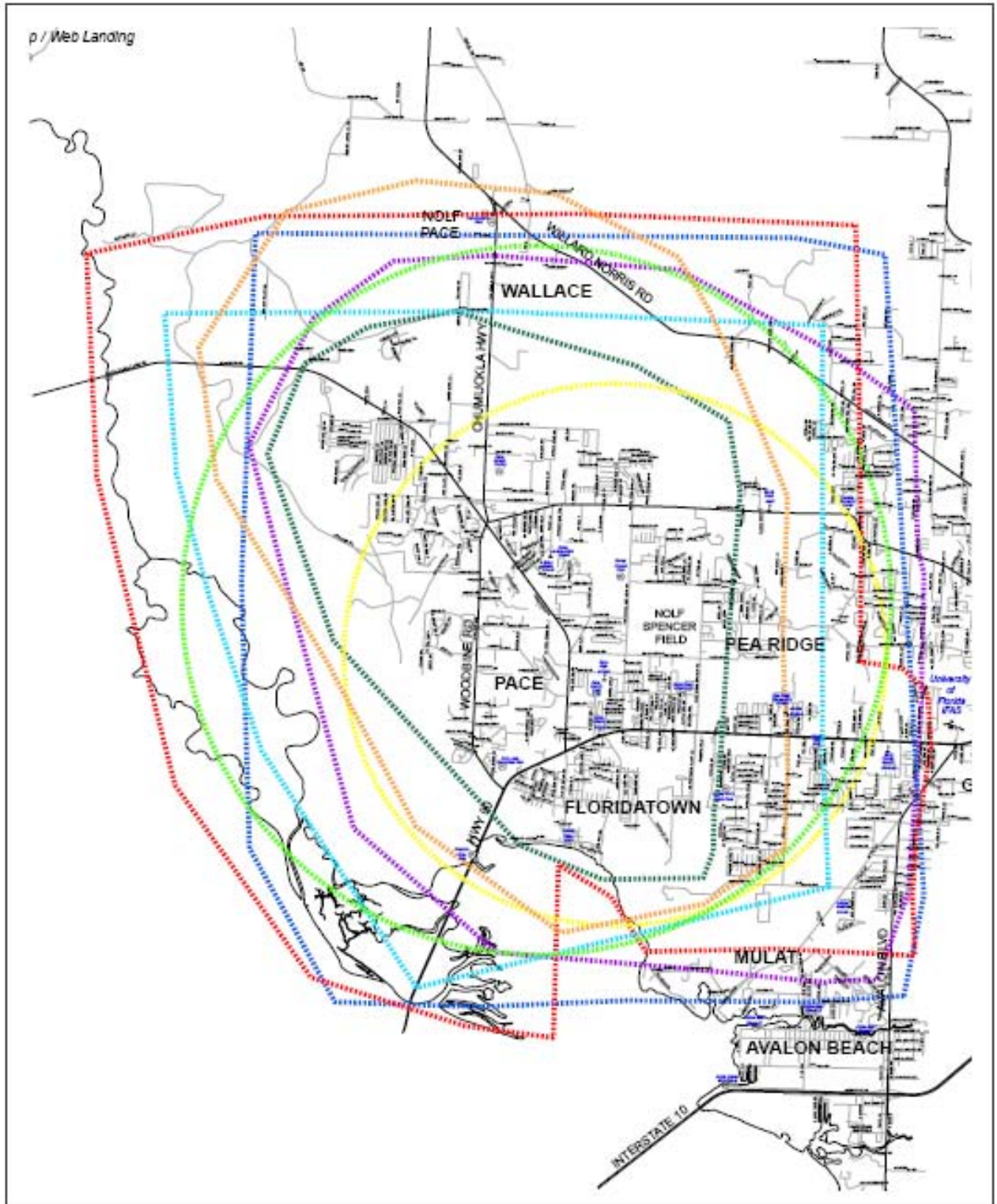
That the county is so apt to tax the public to death on top of the existing (2006) tax appraisals being doubled on property owners who don’t have homestead, plus with outlandish insurance costs. I don’t understand why some people who have lucrative incomes are so anxious to push new developments for conv. centers, gyms, sports fields, so on, when a lot of the people in this county are so burdened financially already which will most likely drive some people right out of their homes. Need to stop the spending! (1)

	A												
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Map Exercise – Map 1
Summary of Comments





Map Exercise – Map 3
Where is Pace?

Small Group Discussion Results

Things you like:	Things you don't like?	Your vision for the Pace area:
Mary Ann's Group (Blue) Quality of Life No Crime; Good Schools; Community Involvement Availability of Public Information Activities for Children Family Oriented Good Water & Sewer Infrastructure Expandable System Diversity in Housing Gives Area Character Climate Proximity to Beaches not too close; not too far Freshwater & Saltwater Close to Pensacola Boating, Fishing & Hunting Like Farmland Protect it Restrict Commercial North of Soccer Complex; Willard Norris Road Community Works Together Military .. keep them here ..	Roads, Roads, Roads Suggest Reinstitute Referendum for Tax to Improve Roads; 4 lane Woodbine & Berryhill; need more N/E & S/W Corridors Lack of Post Office Need Higher Paying Jobs Need Pace Industrial Park Property Tax/Insurance	Planning that goes forth If vote for road tax want to see road improvements No unique standards for Pace (Like Navarre) No incorporation MSBU/MSTU better than property tax but would like to see better utilization of property tax Need storm shelter, community center, swimming pool
Patsy's Group Family Ord Not Milton/Pensacola Rural Setting School System The People Sports Convenient to Escambia & Milton; enough gov't control	Traffic No general recreation; no place to go dance No standard art; style or building design; signage Lack of Use of Older Buildings No Code Enforcement Lack of Good Drainage Better Utilities; power outage water systems Tree Removal	Controlled Growth; No more Growth Family Friendly Recreation; All Ages No Tax Increase Planning Ahead for Schools Employment Opportunities More Industries More Clean Air Tech.
Carol's Group School System Community Values Tax Structure (No City Tax) Safe Area/Serene "Small Town" Atmosphere Family Oriented Trees/Natural Environment Trees!! People Convenience to Businesses Farmland Accessibility to Water & Regional Recreation.	Lack of Preservation of Trees Traffic Light & Noise Pollution Housing Developments Poor Planning & Zoning - No Real Planning to aesthetics/poor blend of uses Lack of Natural Buffers Between Res/Comm Uses Lack of Sidewalks Congestion No Public Transportation Lack of High Paying Jobs Lack of ANY Jobs in Pace Threat of "Over-Development" Low Impact Fees (Too Low) Entertainment - Lack of Opportunities in Pace	Planned Communities With Green Space & non-auto connectivity Controlled Growth with Environmental Preservation Spencer Field - opportunity for hi-tech jobs Eagle Group Development-opportunity for industrial park Limit Strip Development along major roadways Limit Growth & Development to maintain what residents came here for Accommodation for the Arts Need Community Center Fix 5 Points Intersection
Darlene's Group (Gold) School System Location People Low Density Country Cost of Living Proximity to Water Near UWF & PNS	Traffic E/W N/S Feeder No Community Center No Drainage No Theme/Arch Style No Post Office Lack of Serv Lack of Hotels, Up-Scale Rest Billboards Lack of Employment No Sidewalk/Bike Paths Aggressive Driving Lack of Code Enforcement Hotels	Master Plan Comm Core Basic Zoning Small-Town Atmosphere Private property rights Spencer Field City Park, Recreation Area, Lake, Bike Trail Botanical Garden, Hotel/Convention Center Community Center, Community College Industrial Park - North of Air Products Housing Options - Apartment/Single/Workforce Highway 90 Hotels Maintain Quality Schools Relocate SS Dixon/Convert to Convention Center/Hotels Gym/Storm shelter by Library Patriot Blvd Good Thing
Nancy's Group Schools Location - Close to Pensacola/Milton Quality of life Low Crime Community Pride in Schools Presence of Churches Don't have to deal with Seasonal Population and Seasonal Traffic such as Destin County Services Access to Commissioners and P&Z Foresight to Develop Plan	Traffic, traffic, traffic 5 Points, 90, Woodbine, Avalon Condition of Roads Traffic Signal Synchronization Woodbine/90 Long wait time at all Side Access Rds to 90 Lack of Post Office No Sidewalks; new subdivisions don't have them Lack of Control of Growth Insufficient Green Space, parks, natural areas Clear Cutting allowed Loss of Trees allowed	Spencer Field Park, Public Buildings, Nature Trails for walking, jogging Picnic Areas, Passive Park, Amphitheater Community Center with Indoor Pool All children's activities at PARA park (Chumuckla) NOT SPENCER FIELD Make this the Pride of Pace No Houses or Commercial Gymnasium could be part of Spencer Field yes on MSBU/MSTU since property owners would end up paying somehow

**Pace Area Plan Kick-off Meeting
Results of Participant Survey**

How did you hear about tonights meeting? Check all that apply.

Newspaper	71
Word of mouth	25
Other	22

Will you participate in ongoing planning activities for the Pace area?

Yes	84
No	3

Where do you live?

Pace Area	
Pace	79
Floridatown	4
Pea Ridge	
Chumuckla	
Milton	6
Jay	1
Other	5

Where do you work?

Santa Rc	42
Escambi	28
Okaloosa	3
Other	25

Do you rent or own your home?

Rent	1
Own	93
Other	2

Are you a Pace area property owner?

Yes	87
No	9

How long have you lived in the Pace area?

Less than 2 years	6
2-5 years	13
5-10 years	15
10 or more years	55
N/A	7

What is your age?

Younger	1
25-40	8
41-55	42
56-65	28
Over 65	17

Do you have children who attend school in Santa Rosa County?

Yes	41
No	54

Comments

We didn't move here for the taxes and schools. We moved here for the country feeling and setting.

My vision is roads. No new taxes! For a Library we voted no on! No more ball fields! No more piers for fishing! No more boat ramps!

My big concern is the tax burden on the people in addition to the insurance rate hikes.

Pace Area Plan, 2nd Public Workshop

Participant Survey

Do you think there is a need for stronger development regulations?

NO (13)

- Too restrictive now!!!
- Implement properly, what we already have
- Higher densities allowed to minimize distance carry for utilities
- More creative allowances for property uses; focus on concentrating development areas into a mixed use dev. Where typical goods & services are provided within/near residential uses
- “Stronger Development Regulations” – this was very likely input by anti-growth individual – not representative of community
- SRC already has extreme development regs, which is a large part of our affordability problems. Look around into surrounding counties and you will find we are, by far, regulated to exceed any of our neighbors and perhaps most of the state. Additionally, almost no one understands the growth management criteria that already governs “overgrowth”
- Reg to strong for small business

YES (28)

- There should be less “knee-jerk” reactions and a more planned/thought out approach to how development will affect the overall picture. What might seem perfect will have negative future affects. Zoning should be more closely regulated, and ordinances should be enforced.
- Master plan the community (what we are starting with these meetings) and develop per the plan vice the “perceived” current development as the guy with the biggest checkbook wins which may or may not benefit (be in the best interests) of the public
- Stronger family oriented regulations
- More PUD’s in community
- Increase road, communication, and recreation w/developments
- Create town centered plan
- Planning ahead for roads, schools, sewage, community activities. Causing developers to bear some of the cost through fees or “inkind” activities, such as donating some of the land and/or structures for community use. Requiring “master plan” process for all development – private and public
- Don’t cut all trees for commercial or residential development
- Make new development handle (plan) properly for turn lanes in and out not to interrupt traffic
- Enforce litter laws/dumping/trash out of windows

- Protect natural resources – Santa Rosa Commons – before = trees; after = none. Enforce and fine for violations of tree ordinance. Enhance tree ordinance
- First and foremost: notify public by means of newspaper, postings, tv or other mean, when redistricting is planned so that residents can attend hearings and voice opinions
- Infrastructure in place prior to development, i.e., water, roads, gov't regulations, etc. For infrastructure, need funds, to get funding specific to Pace need to incorporate Pace
- We can't want more employment opportunities and then be against more development. We should make sure our infrastructure is in place before more development is approved. Need to remain pro-business
- Curbing unrestricted and rapid growth. Regulations – laws or zoning? New construction should be evaluated by the community, especially individuals with no vested interest or conflict of interest regarding financial gain
- New construction should not detract from rural feel, large neon restaurant signs or other eye pollution
- Challenge is to trade off with rights of land owners to do what they will with their properties. There are zoning restrictions that give landowners rights – but with that comes responsibilities
- Keep the building/development in proportion to the roads (current) and planned
- Developer needs to provide not only utility upgrades, they need to supply transportation needs also
- Major consideration should be given to preserve the safety, security, and environmental impact that the development of the new roads will have on Ashmore Place Subdivision. Example – more space between the road and the homes
- Land just rezoned without public input needs to be stopped. Development of housing and strip malls need to be planned for with infrastructure before permits are issued
- Landscaping, sidewalks, retentions ponds disguised
- Not stronger regulations, but more beneficial regulations that create more green space or parks, or contain traffic within developments through the use of walking, trails, etc
- More definition on what developers need to do to – the better we can communicate the requirements to the development community – the better job they will do to fill our needs
- Try to confine industrial development to commercial areas w/adequate roads
- Residential area need to go with sewer and water expansion
- Limited “zoning” or land use regulation. Don't have industrial mixed with residential. Group commercial and residential separately with buffers (parks, professional light traffic, businesses)
- Stop allowing “one road in, one road out” housing developments. Stop mixed use zoning, i.e., Chumuckla & Woodbine & Berryhill – mixes of residential & commercial. Stronger codes or more code enforcement on mobile homes and unkept property

- Stronger zoning regulations. More definite regulations are needed for barriers between residential and business, and making contractors aware of said regulations, and fines for not adhering to same
- Infrastructure surrounding development needs to be in or about to go in before okaying rezoning
- Stronger tree ordinance
- Much more green space & conservation easements
- Stronger sign ordinance
- Higher impact fees
- Planned natural parks, bicycle trails, sidewalks
- Improve water quality to creeks, rivers, and bays
- More trend toward “bedroom” community:
 - Retain agriculture status of large land tracts; limit creation and size of new subdivision; significant increase in impact fees. Conclusion: “KEEP US SMALL”
- Need more specific zoning categories instead of a few categories with lots of uses within them
- Enact small impact fee for fire/EMS, sheriff/law enf, regional recreations, public facilities, re: needed because of growth etc. Use franchise fee (rec portion) for roads
- Developers to pay higher impact fees
- Increased impact fees to cover not only roads but portion of new schools, fire protection, police protection, health care facilities & community clean up and beautification

Public Input received via e-mail

From: Stacy A. McHugh

Sent: Thursday, October 26, 2006 12:11 PM

To: Beckie Faulkenberry

Subject: Developing Plan

I don't know if I will be able to make the meeting Monday, but how about a "paint ball/skate" park for the kids? We just moved from Niceville and their park is very successful. A place for the kids to go and stay out of trouble. Actually there was a paint ball team from the Pensacola/Pace area over there at a tournament. They said they have to play on base or go to Mobile. Just a thought. There used to be a paint ball field in Pace, but I don't know where. I would volunteer to get information from Niceville if this idea is considered.

Thank you

Stacy McHugh

From: Martha Lyle

Sent: Wednesday, November 15, 2006 3:16 PM

To: Laurie Schulze

Subject: Re: Pace Area Plan

Good Job! It was very interesting to read all the viewpoints coming from Pace. One thing that I think would help the traffic situation immediately is some left turn light signals on Hwy 90, as someone mentioned. I know this would slow down traffic somewhat, but it is so dangerous now trying to make a left turn onto or off of Hwy 90.

Thanks for providing this review!

Martha Lyle

From: gregg.oneal

Sent: Saturday, December 02, 2006 9:42 AM

To: Beckie Faulkenberry

Subject: Pace area workshop

Betty,

I have corresponded with you previously about SRC road referendum. Unfortunately I will be unable to make the workshop as I am working in Iraq right now. I have looked at the proposals online. I have some suggestions I would like to make that I personally believe to be very logical, but I realize getting a consensus is the challenge. I believe the developers that stand to make millions in profits should pay for a north-south corridor (They want) from julilee development to Hwy. 90. but I know that's spitn in the wind too.

Proposal:

1. The north-south cooridor from Willard Norris Should remain west of Pond Creek to eliminate the need for a bridge, and it should connect into West Spencer

Field road to Highway 90. Most of the right of way is already there. It would be EASY,QUICK, AFFORDABLE.

2. Aguistion and relocation of Spencer Field. Spencer Field should be developed as PACE TOWN CENTER.

I believe these suggestions to be obvious choices. I hope that you will carry the suggestions forward at the workshop.

Thank you,

Gregg O'Neal

From: Margaret Mayes
Sent: Wednesday, November 22, 2006 11:27 AM
To: Web Email - Pace Area Plan
Subject: Hi,

Hi,
I also saw where I could add a comment, so I would like to say how much safer it would be to have at least one sidewalk up Woodbine. If the cost of sidewalks on both sides would be too much, at least the kids and adults would have a safe place to walk and get some exercise outside of each subdivision.
Thanks for your consideration.
Margaret A Mayes

From: Lewis, Mike W. [MWLEWIS@southernco.com]
Sent: Tuesday, December 05, 2006 12:36 PM
To: Web Email - Pace Area Plan
Subject: Traffic/Road Improvement Suggestions

1)Construct 4-lane road between I-10 and CSX Railroad beginning at Scenic Hwy and connecting to 14th Ave/Montecito. Connect Montecito to Bell Ln and continue north to Willard Norris Rd utilizing Anderson Ln/Windham Rd/Hamilton Bridge Rd.
2)Use Diamond St and Williams Rd to connect Hwy 90 W to Bell Ln.
3)Use Andrew Jackson Dr/Parkview St to connect Hwy 90 W to Sterling Way.
4)Let Chumuckla Hwy extend up Quintet Rd and curve back utilizing Tunnel Rd/Gardenview or new roadway across AG property to intersect existing Chumuckla Hwy at new PARA ball fields. Allow Berryhill Rd to intersect existing roads at 5 Points and cul-de-sac Chumuckla at Berryhill Rd.

Mike W. Lewis
850-444-6276
SoLinc 6276
Cellular 850-324-3363
mwlewis@southernco.com

From: Jason Loupe [jloupe@billsalter.com]
Sent: Thursday, March 29, 2007 7:03 AM
To: Beckie Faulkenberry
Subject: Re: Pace Area Plan
Becky,

I had a thought about the Pace plan that no one brought up in any of the meetings. With the new Liquor licenses floating around, I think it would be a good idea to say we did not want any "adult" entertainment in the area, ie., strip clubs.

The reason I say this is because there is a rumor that a chain of strip clubs is looking for property in the area. Then, a couple days ago there was a truck parked on Woodbine Road with a "Pink Pony Club" neon sign on the back. Turns out the sign was headed elsewhere, but people saw it and it raised concerns.

If this is doable, I'm sure no one would object.

Jason Loupe.

From: Mark Cotton [Mark@cottonrealestate.cc]

Sent: Friday, April 27, 2007 11:27 AM

To: Beckie Faulkenberry

Subject: Pace Plan

Jim,

I agree. The question becomes: what would the properties in-between be used for? Single family residential is not appropriate (i.e. Woodbine Road) and, if residential is installed, the conflicts will continue between residents and more intense (and appropriate) rezoning requests. This "hub" concept may work well in a brand new community (Jubilee or St Joe) but to overlay an existing community is, I think, very obtrusive to landowners.

An owner who has been awaiting retirement, for example, to sell (and putting up with the traffic for years) cannot wake to find that the wait was for naught and now his property is usable as a homesite only. Besides an almost nil chance of finding someone to buy the property for residential use, if they should, it is likely that, by promoting such a use, we are worsening our own future problems with rezoning requests. It is pretty foolish to build a new homes along these highways and then complain about the highway being used for uses that are suggested and even *required to be along highways* by our own LDC. But there are those who have and will...

We used to use the term commercial *corridors*, now is it commercial *hubs*? Again, what are we to do with the properties in-between and where do we draw the lines. Is 1/2 mile appropriate on 4-laned Woodbine and also appropriate on two laned Floridatown Road, or West Spencerfield or Quintette? Is a mini-storage facility or a car lot or a theatre appropriate between two fast foods-simply because it is within 1/2 mile of an intersection?

Our long term goal should tend to make the FLUM for all properties along Highways commercial, or at least intense in some manner, and have the public understand this...We must remember these are, or are going to be, four+ laned highways...very valuable future commercial public assets (generating tax dollars to recover the costs of installation) and, while there are many many places one can build a home, there are very limited areas one can build commercially. Let's not **intentionally encroach** upon our own commercial corridors. The public would find less cause to fight every rezoning if the FLUM already showed appropriate uses and people knew it when they bought. As it is now, if it is a change being requested, the public often over-reacts and believes that a fight should be in store simply because a change must be a bad thing.

If we are discussing administrative FLUM changes only, I would agree that most commercial activity would first tend to group around intersections...BUT there should be no public perception that that is where it *must* be. Our FLU maps have, from the beginning, been absolutely a mess and they do need to be corrected; when they were first created (Not under Beckie as P&Z Director) they were designed to suit then-current uses, and owner requests, rather than as planning documents (For example, why would properties along Highway 90 in Pace be FLUM-AG?) These poor maps, and the changes that are now required as a result of the poor maps, cause delay and much dissention in the community when FLUM changes are necessary to use property for what a reasonable person would have expected anyway.

Mark Cotton

Pace Area Plan Workgroup Meeting January 23, 2007

The meeting began at approximately 6:00 p.m. with introductory remarks by Commissioner Stewart.

Following self-introductions, Ms. Faulkenberry, Planning and Zoning Director, did an overview of the planning process. She explained that there are a number of ways to do this kind of project and showed the group examples of other county plans. She then proposed the following process for use with this project:

- ✓ Public Input
- ✓ Background Data
 - Land Use
 - Transportation
 - Recreation and Public Facilities
 - Other
- ✓ Develop Goals
- ✓ Develop specific action steps (recommendations) for achieving goals
- ✓ Create Plan document for approval by the Board of County Commissioners

Ms. Faulkenberry then went over the input received at the first two public meetings. Each attendee received a copy of the public input summaries which have also been posted on the web.

The next item on the agenda was background information on land use and zoning. Ms. Faulkenberry presented the Zoning, Future Land Use, and Existing Land Use maps for the study area and explained how these maps are created, adopted, and used over time. She pointed out that much of the vacant land in the study area is zoned for very low density residential use and that the workgroup may want to consider recommendations for amending the Future Land Use Map in a manner that accomplishes the goals of the community.

The meeting adjourned at approximately 7:30 p.m.

**Pace Area Plan Workgroup Meeting
January 30, 2007**

The meeting began at approximately 6:00 p.m. with self-introductions by the group.

The first item on the agenda was a PowerPoint presentation on transportation planning by Nancy Model, Santa Rosa County's Transportation Planner. Ms. Model explained the ongoing process used for transportation planning in the area, presented transportation planning maps and spreadsheets, and explained available funding options.

The next item on the agenda was a PowerPoint presentation by Tammy Simmons from the County's Park Operations staff. Ms. Simmons identified the recreation resources located within the study area and explained how the County maintains and operates those facilities.

Ms. Faulkenberry committed to provide information at the next meeting on the County's current requirements for tree protection and buffers for new development. She noted that staff is working with a computer model that they hope will be useful in this planning process and indicated that at the next meeting the group will begin to develop goals for the Pace Area Plan.

The meeting adjourned at approximately 7:30 p.m.

**Pace Area Plan Workgroup Meeting
February 6, 2007**

The meeting began at approximately 6:00 p.m. with self-introductions by the group.

Ms. Faulkenberry provided copies of the County's current requirements for tree protection and buffers for new development and discussed how the regulations are applied. General discussion by the group included concern about tree removal and the county's lack of enforcement related to leaving existing vegetation as buffer between developments.

The group was then asked to identify goal topic areas for inclusion in the plan. The primary topic areas identified were Land Use, Transportation and Public Facilities. Under Land Use, the group noted a need for more structured zoning, Spencer Field, and population density restrictions. Under Transportation, topics mentioned included capacity, traffic control and safety, interconnectivity, and sidewalks. Under Public Facilities, topics included recreation, community center and the need for a post office. Other topics noted by the group were impact on quality of life, height restrictions for buildings and advertising, and billboard limitations.

Next, Mary Ann Vance, GIS Analyst for the County, gave a presentation on the PlanBuilder computer program and explained that staff hoped to use that program in the development of the Pace Area Plan.

The group expressed in interest in information on incorporation and Ms. Faulkenberry said that she would try to have someone involved in the Navarre incorporation study to address the group at a future meeting.

The meeting adjourned at approximately 8:00 p.m.

Pace Area Plan Workgroup Meeting
February 13, 2007

The meeting began at approximately 6:00 p.m.

As attendees arrived, they were asked to join one of three small groups: Land Use, Transportation, or Public Facilities and Recreation.

Each group worked independently to develop goals and recommendations for the topic area and presented their ideas to the larger group at the end of the meeting.

The meeting adjourned at approximately 8:00 p.m.

**Pace Area Plan Workgroup Meeting
February 27, 2007**

The meeting began at approximately 6:00 p.m. Ms. Faulkenberry opened the meeting with a proposed project completion schedule which was accepted by the group. Handouts were provided summarizing information from the Transportation and Recreation Subgroups of the last meeting.

After a review of the agenda topics, it was suggested that the topic of C&D landfills be added to the list. Following discussion, the group agreed to add a general statement that such uses be carefully regulated and not located near residential areas.

Ms. Faulkenberry then asked the group to discuss the question: What do we mean by “small town feel”?

One topic discussed was that a Pace Center, or Town Center, would add to a small town feel concept. It was noted that redevelopment of Spencer Field could include a town center.

Other characteristics identified as contributing to “small town feel” were building height restrictions, open spaces, low density population, greenways and trees, and staggered (or clustered) commercial development. Items noted that detract from “small town feel” were traffic congestion and large scale commercial development.

The group discussed the importance of architectural style in development along with the pros and cons of establishing architectural standards and an architectural review board. It was agreed that the Plan should include a general recommendation to continue community dialogue on that topic.

Ms. Faulkenberry asked for input related to future redevelopment of the Floridatown Area. In general it was agreed that the area would benefit from redevelopment efforts.

The group then discussed the need for a mix of residential housing types including condos, town homes, and apartments. Ms. Faulkenberry identified on the land use map the location of known multi-family development projects underway. It was acknowledged that the need for a mix of housing types was anecdotal rather than empirical and suggested that the Plan allow for a mix of uses, rather than require a specific amount of such uses.

Finally, the group discussed potential locations for future industrial development. In general, it was agreed that such uses should be directed to the existing area of industrial development in the Cyanamid Road area where rail access is available.

The meeting adjourned at approximately 8:00 p.m.

Pace Area Plan Workgroup Meeting
March 13, 2007

The meeting began at approximately 6:00 p.m. with self introductions.

Ms. Faulkenberry introduced Slade Dukes from Government Services Group who gave a presentation on the basics of incorporation. Although incorporation is not within the scope of the Pace Area Plan project, it was an item of interest to many and the presentation was give for informational purposes only.

Following Mr. Dukes presentation, Mr. Robert Hoffman presented a PowerPoint presentation of pictures of the Pace Area which demonstrated the characteristics that give the area a “small town feel.”

Next, the group began a review of the draft Plan. Suggestions were made for revising the vision statement and Goal 1. Mr. Hoffman offered to craft introductory statements for each topic area.

The meeting adjourned at approximately 8:00 p.m.

Pace Area Plan Workgroup Meeting
March 27, 2007

The meeting began at approximately 6:00 p.m. with self introductions.

Ms. Faulkenberry led the group in a review of the draft plan recommendations, including the very helpful introductory paragraphs submitted by Mr. Hoffman. Suggestions were approved for changes to be incorporated into the draft including, among others, the need for a small-area plan for Floridatown, a statement on the location of C&D pits, a goal to encourage outdoor entertainment, and support for interconnecting development.

A completion schedule was reviewed, to include a public meeting in April to review the draft plan, followed by a final public meeting to review the final plan.

The meeting adjourned at approximately 8:00 p.m.

Survey Results - Draft Pace Area Plan; April 30, 2007

	Do you support this				Comments
	Yes	No	No Answer	Other	
Vision Statement	35	1	1		<p>Definition by this community of "planned development". Comprehensive planning - will it include complimentary building styles that define community</p> <p>Add "roadways & transpiration systems"</p> <p>"Outstanding" "Vice Excellent" schools</p> <p>We need to secure good, long-range employment - to best of our ability</p> <p>Emphasis on <u>planned communities</u> that include quality of life, amenities, i.e., parks, lakes, "ponds", nature walks, sidewalks</p> <p>Landscapes are disappearing and in place is commercial development</p> <p>Good job!</p> <p>Adequate roadways is incorrect. It has not been adequate for 10 years. It will never catch up to the increasing use. Small town feel is already gone with the increased density of people. 90 is looking like 98.</p> <p>However, I doubt that the goal can be accomplished. Should have started 10 yrs ago before the area boomed.</p>
<p>Pace is a community that spans the residential and the rural landscapes. Its families enjoy the benefits of the modern world and yet also enjoy the feel of the traditional Gulf Coast and its natural beauty. Encompassing the communities of Pace, Floridatown, Pea Ridge, Wallace, and Mulat, the area embraces new development that complements the area's small town feel.</p> <p>The vision for the Pace Area is to preserve this heritage while keeping the economic lifeblood flowing. We envision a beautiful and safe community characterized by planned development, excellent schools, and community facilities. Our roadways will be adequate to meet the needs of residents and visitors, natural waterways and trees will add to the beauty of the area, and employment opportunities will abound.</p>					
Focus Area: Land Use	Goal 1	27	0	10	
	Task 1	31	5	1	
<p>Goal 1: Ensure that <u>new development</u> occurring in the Pace Area contributes to and enhances the small town feel of the area.</p> <p>Task 1: Promote compact, clustered commercial development by clarifying Highway Commercial District (HCD) locational requirements to include more specific guidance for the location of HCD zoning. For example, HCD zoning could be limited to within ½ mile of the intersection of arterial and major collector roadways.</p>					<p>Does this have teeth? No longer too easy for developers to get zoning change</p> <p>1/2 mile of HCD around major roads is plenty</p> <p>Don't be dogmatic about the 1/2 mile restriction. For example: the distance from Berryhill to Willard Norris is about 1.2 miles</p> <p>Yes, but more specific guidance for the location of all commercial zoning types (not just HCD)</p> <p>Yes, BUT more study needs to be done (HCD Woodbine, Chumuckla, and Spencer Field)</p> <p>Fine goal; ensure that it will happen is another thing altogether</p> <p>Yes, but seems you are running into subdivisions; I don't want more traffic in my subdivision.</p> <p>TAKE TASK 1 OUT</p> <p>I don't believe that Woodbine should be all commercial - the idea that it must be commercialized is false. A mix of residential/MFR and NC would be appropriate outside the HCD hubs. A good, well-refined sign ordinance would enhance appearance. Building codes to prohibit cheap, unattractive buildings.</p> <p>Keep HCD on major hwy NC on interim rds</p> <p>Possible inclusion would be PUD or planned developments that address and include commercial needs within the development</p> <p>But keep traffic moving on collector roads</p> <p>Strong access management needed. Define the two types of Com.</p> <p>Must not restrict property owners' rights</p> <p>There is a concern about getting in and out</p> <p>Add NC for other areas</p> <p>I believe commercial of all sizes should be grouped with non commercial between</p>

		Do you support this				Comments
		Yes	No	No Answer	Other	
Task 2: The County will amend the Future Land Use Map to identify appropriate areas for higher density residential development and additional commercial and/or industrial land necessary to accommodate the projected population and to achieve a mix of land uses.	Task 2	35		2		Ensure a diverse work group
	Task 3	32	1	4		Re-do N/C zoning of what can be built in it and what cannot be built! Need to include many factors such as infrastructure
	Task 3: Working with residents and property owners, prepare a sub-area plan for Floridatown.					As long as efforts are centrally aligned with overall community plan The sooner the better!!! Too close to storm surge area It is definitely needed
	Task 4	36		1		Still have to do something with our garbage ABSOLUTELY!!! We need more billboards to serve our local client base and in some cases larger signs on Woodbine, Berryhill, W/Spencer & E/Spencer, Chumuckla Highway No C&D landfills Prohibit
	Task 4: Discourage the location of land uses such as C&D landfills within the developed portion of the Pace Area.					
Focus Area: Land Use	Goal 2	24	1	12		Identify alternative locations I suggest a special work group for this Need Plan "B" if this does not pan out that quickly I suspect maintaining Spencer Field as is, is not going to happen. However, Spencer Field was there first; Navy should be allowed to keep it as is. I liked what Commissioner Stewart had to say about this subject County needs to maintain ownership permanently Yes, but very concerned about roads not being able to handle it The sooner the better!!!
Task 1: Continue to work with the Navy toward relocating Spencer Filed helicopter training activities as recommended in the Joint Land Use Study.	Task 1	35	1	1		With extensive research of similar sites - i.e., developers ability to create overall plan - extensive detail - Use only for public open spaces and government buildings. No commercial! This area is ideal for government facilities Spencer Field is the busiest OLF at Whiting. This is <u>many</u> years away from happening Probably a long shot
	Task 2	32	2	1	2	This would require four laning the surrounding road network; funding is tough enough already I feel strongly that this area should be preserved by keeping Santa Rosa county as the property owner. The county should maintain control for the public good Would like more open space; bike trails, WALKING trails, etc. Please do NOT model this like MILESTONE in Escambia County Let's open rec area - not organized sports groups! Strongly agree if it comes to fruition More public use than private use (2) County should retain ownership of all property
	Task 2: Require that redevelopment of Spencer Field include a mix of land uses, including public open space, recreation, commercial, and residential uses designed to create a Town Center for the community.					

		Do you support this				Comments
		Yes	No	No Answer	Other	
Focus Area: Land Use	Goal 3	24		13		Low priority
						Needs to be moved to #1
	Task 1	34	2	1		(Highway 90)
						Absolutely!!!
						Yes Yes Yes
Goal 3: Achieve the location of a U.S. Post Office within the Pace Area.						This one is low on my priority list compared to the others presented here
Task 1: Working with the Pace Area Chamber of Commerce, identify the steps necessary to bring a U.S. Post Office to Pace and assign the task to a specific community group.						Utilize a more neutral group
						Not the most significant goal
						Low priority; current facility is fine
Task 2						It may be necessary to locate the post office at an interim place because the town center will be years away
						Prefer to have post office in new town center
						Encourage is key word. USPS should not be required to locate to an area at the risk of losing their facility altogether
						Too much traffic would be created! Especially near commercial developments
						A post office site should not take priority over a rec center site
						Too close to schools. Locate in Spencer Field when we get the property from the Navy
Focus Area: Land Use	Goal 4	23		13	1	Need stricter guidelines; trees are disappearing where commercial development is appearing
						Overall Yes
	Task 1	30	5	2		This is a major need
						Require developers to create natural birms, water areas to replace developed areas; set environmental parameters
						Yes, and make a working group to review and evaluate the existing regulations and make recommendations for changes
Goal 4: Protect and enhance the natural resources of the Pace Area.						Already gone too far
Task 1: Improve adherence to existing development regulations for tree protection, buffers and landscaping.						Unprotected trees at times have to be removed (they need to be replaced though, if taken out)
						Absolutely! Stronger regulations
						Some times we need to cut and trim trees! Rework and use common sense when it comes to common trees
						Good goal; trees are environmentally important for air quality
						Better implementation of existing guidelines
						Existing ordinances didn't permit Target area to be clear cut!
						Fines? Publish for public! Drainage was developers problem
						Except where it interferes with commercial development
						Would like to see natural/existing buffers preserved rather than clearing 100% of a development and replanting vegetation
						INCREASE tree protection, buffer & landscaping
						Only minor improvements needed

	Do you support this				Comments
	Yes	No	No Answer	Other	
<p>Task 2: Develop and adopt setback and buffer standards for development adjacent to rivers, streams, and creeks.</p>	34	1	2		Existing housing; 2 major highways Absolutely! Stronger regulations What about developments that include the natural resource for enhancement and protection as part of their development plan?
<p>Focus Area: Recreation and Public Facilities</p> <p>Goal 1: Construct a Multi-Purpose Community Building / Gymnasium facility near the Pace Library.</p>	24	1	11	1	Entice <u>private</u> development or public/private developers great idea for commissioner Stewart to pursue YMCA for the area. The YMCA is a wonderful organization (Christian-oriented) and would be an asset to the area. YMCA sounds great! Yes, but wouldn't it make more sense to put it near the town center if that works out YES! Yes, but not necessarily near library Recommend continuing to pursue partnership with YMCA - be nice to have a YMCA facility here Near town center if timing is right
<p>Task 1: Develop a conceptual plan for a Multi-Purpose Community Building / Gymnasium facility that includes a variety of uses including performing arts, recreation, and storm shelter.</p> <p>Task 2: Identify funding sources for construction of a Multi-Purpose Community Building / Gymnasium facility.</p>	33	1	2	1	I would like access to facilities at times when they are not scheduled. For example: can I take my telescope to the Chumuckla Hwy baseball field when there are no games? Performing arts Locate at Spencer Field? Hurricane building that would allow people to stay and not moved out because of school, etc. activities Enlist YMCA or YWCA Yes Yes. Long overdue! Far more beneficial than post office. This is essential. Especially note - we need good performing areas venue This must go in the Spencer Field area as a focus Yes again! Youth obesity would be stunted by providing a safe facility for families/all ages to exercise in various ways Get out and vote
<p>Focus Area: Recreation and Public Facilities</p> <p>Goal 2: Amend the Land Development Code to require the inclusion of parks within new subdivisions.</p>	23	4	10		Developer needs to receive credits and breaks Establish funds for PUBLIC parks out of new subdivisions. The neighborhood parks do not help the people/families who do not have a park to utilize Yes, BUT group should include an experienced environmentalist
<p>Task 1: Create a workgroup to assist staff in drafting requirements for park areas within new subdivisions. The workgroup should include residents, engineers, and subdivision developers.</p>	31	4	1	1	Require is not a good way. Should not <u>require</u> park etc in new subdivisions Continue to fight abuse of the PUD designation Possibly. County staff is better suited to identify developments and areas of need. And sidewalks! Look at using level of service of the development to gage size of park Great idea..... parks/open spaces in new developments

		Do you support this				Comments
		Yes	No	No Answer	Other	
Focus Area: Recreation and Public Facilities	Goal 3	25		12		Provide venues as well as opportunities
	Task 1	34		3		Small outdoor amphitheatre at Spencer Field? Enhance walking/jogging trails/canoe/kayak launch sites Good idea Need fine arts auditorium as well Great idea - to stay at home and have entertainment
	Goal 3: Provide outdoor entertainment opportunities for the community Task 1: Work with the Pace Area Chamber of Commerce to encourage the use of existing public parks for outdoor entertainment events such as concerts and festivals.					
Focus Area: Transportation	Goal 1	25		12		Yes, with exception of Task 4
	Task 1	36				Traffic signal synch is a no brainer; it must be done Add potential public transit Stay active and keep a strong voice with WFTPO (West Florida Transportation Planning Organization) Improve current intersection Woodbine & Hwy 90, Woodbine-5 pts; synche lights Synchronize lights! What are the future corridors? In conjunction with improvements to existing roadways to be included in new traffic corridors. Improve what is there to coincide with new corridor Very much needed Much needed a bus loop from Wal-Mart & Cordova Mall/airport with stop at major intersections along the way State funding is available Public transportation is most often not self-supporting Please explore the economic feasibility Money pit! We really need this Only if it will pay for itself Bite the bullet.....do it! Yes - make improvements but make sure recommendations are improvements. Get public review Unnecessary NO NO NO - is going to create more problems than it solves - rethink I voted on the PD&E study Not familiar with Needs more consideration!
	Goal 1: Create a transportation plan that includes short term, low cost improvements as well as long term, higher cost improvements. Task 1: Update the County's transportation plan to include the following short term, low cost improvements:					
	Task 2	35	1	1		
	Task 2: Adopt a Corridor Preservation Ordinance to protect identified future roadway corridors from development.					
	Task 3	33	3	1		
	Task 3: Explore the feasibility of public transportation options.					
	Task 4	25	5	1	6	
	Task 4: Construct Woodbine Road and the 5-Points intersection improvements as identified in the recently approved PD&E Study.					

	Do you support this				Comments
	Yes	No	No Answer	Other	
<div>Task 5: Construct a north-south corridor in the vicinity of Bell Lane.</div> <div>Task 6: Improve east-west transportation routes for commuter traffic.</div> <div>Task 7: Support the interconnection of development to improve mobility options and to protect the capacity of major roadways.</div> <div>Task 8: Support the creation of franchise areas for garbage haulers as a way to limit the impact of heavy truck traffic on local roads.</div>	<div>Task 5</div> <div>Task 6</div> <div>Task 7</div> <div>Task 8</div>	<div>34</div> <div>34</div> <div>35</div> <div>21</div>	<div></div> <div>1</div> <div></div> <div>9</div>	<div>1</div> <div>2</div> <div>1</div> <div>1</div> <div>6</div>	<p>Yes/Maybe - give it unbiased consideration And East Spencer Field Road As well as others</p> <p>Possibly develop "Park & Ride" Suggest a carpool campaign also! I see many vehicles with one to a car. Is vague - need to list options and limitations Yes Yes Yes East-west north area? Where Improvements will eliminate the small town rural feel. Could be bad for gated communities that want to remain secluded</p> <p>Definitely Good luck!!!</p> <p>One hauler, all residents participate; even if they have little garbage. Recycling curbside would be beneficial. Could end up with a monopoly, i.e., Mediacom. We need to keep the competition Try creating a county garbage collection using inmates to pick up cans Needs lots more review; decision needs to be made at 2 year point before 3 years up Need more info Maybe - start clock! Don't know enough details at present. It would depend on the cost & quality of service Not sure - would limit choice for garbage collection No! No! No! Garbage trucks are not the sole problem Clearly this needs more debate but should "start the clock" No monopoly No! As long as one franchise in each areas - I have only 1 bag every 2 weeks! No monopolies, including billboard companies We need to be able to recycle curbside! Not sure if this is doable Start clock. Great idea! Make people aware of how much wear it puts on roads Open 3 year window as Commissioner Stewart suggests Start the clock for 3 year window! We need to open the window to possibly franchise Tom Stewart goal: concur w/sorting out trash collection Start the clock I recycle everything. I don't need garbage service. Please don't punish me for recycling. Absolutely!!!</p>

		Do you support this				Comments
		Yes	No	No Answer	Other	
Focus Area: Transportation	Goal 2	24	1	12		Separate bike paths from major roadways
	Goal 2: Provide non-motorized mobility options to improve community linkages and promote physical health.					Bike trails/paths - no to sidewalks Note - can this be included in Widening Woodbine Road? Provide as a part of road improvements
	Task 1	34	2	1		I have 3 bicycles and there is <u>no way</u> I would venture onto Chumuckla Hwy. My bicycle would impede traffic Hook a tow truck to the new, unused sidewalk of 87 South and bring it to Pace! Bicycle good - pedestrian is low priority Bike paths should be away from the roads. Should go through residential areas on separate trails. Too little use to justify cost
	Task 1: Develop a bicycle and pedestrian plan for the Pace Area.					Could be borne by developers and would be a natural result of connectivity between developments I think there are many grants available for this Use private money Walking/jobbing/canoe/kayak Use County's 25 acres to make bike path outskirts Ok but could omit this All new subdivisions should be required to provide sidewalks Yes Yes Yes Yes Essential! Biking around Pace is Russian Roulette. Shoulders on (existing) roads are higher priority than sidewalks
	Task 2	33	1	1	2	Require them in new subdivisions! Yes/No - no sidewalks Include consideration of trails in the land use goals & tasks
		Task 2: Identify funding options for construction of sidewalks and trails.				